

109 Rampton Road, Cottenham, Cambridge, CB24 8TJ

Guide Price £800,000 Freehold

REDMAYNE ARNOLD & HARRIS

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HAVING BEEN CONSTRUCTED IN 2011, THIS HANDSOME, FAMILY HOME HAS BEEN RECENTLY RE-DECORATED THROUGHOUT, OCCUPIES A GENEROUS SOUTH FACING PLOT OF APPROXIMATELY 0.23 ACRES AND OVERLOOKS ALLOTMENTS TO THE FRONT.

- Detached house
- 2191.3 sqft/203.6 sqm
- 0.23 acre plot
- Driveway parking
- Council tax band-G
- 4 bedrooms, 3 bathrooms, 4 reception rooms
- Constructed in 2011
- Gas fired central heating
- EPC-C/ 80

This executive detached residence has been meticulously cared for by the current owners, is set back from the road and provides generous living accommodation measuring 203.6 sqm / 2191.3 sqft.

To the ground floor is a spacious entrance hall with tiled flooring, stairs which lead up to the first floor, storage beneath and an all-important ground floor WC adjoining. The ground floor benefits from four reception rooms which include a study, a private sitting room/snug area, and a spacious living room with concertina doors which open into the sunroom with lantern window above, triple aspect windows and large patio doors which open into the rear garden. The kitchen/dining room has a continuation of the tiled flooring in the entrance hallway, running seamlessly together. Large French style doors open onto the south facing rear garden and directly onto the patio, ideal when entertaining in the warmer months of the year. The kitchen is bespoke built with quartz worksurfaces, cabinetry at both eye level and base level and space for a large American style fridge freezer and large range style hob. Completing the ground floor is a utility area accessible off the main entrance hall and with its own independent access to the side of the property.

To the first floor, the property comprises four double bedrooms which include an en-suite shower room and built in wardrobe to bedroom two as well as an en-suite shower room and dressing room to the master bedroom suite. The master bedroom also benefits from delightful views across the generous south facing garden to the rear. Completing the first floor is a family bathroom which benefits from a white three-piece bathroom suite including a 'P' shaped bath.

Externally, the property is set back from the road and is sat neatly behind a hedge row to the front. The front garden benefits from a gravel laid driveway with space for numerous vehicles and a small lawn area beneath the sitting room window. The rear garden of the property is fully enclosed, has a large Indian sandstone paving area accessible off the kitchen and the sunroom and two large, raised flower beds. The remainder of the garden is laid to lawn, easily maintained and convenient for young children and benefits a recent timber-built shed located approximately halfway down the plot.

Location
Cottenham is a large & thriving village located approximately 6 miles north of Cambridge with many excellent facilities including a wide variety of local shops. The village benefits from a Co-operative store, Post Office, greengrocer, hairdresser, car garages and pharmacy. In addition, there are two GP surgeries, a dental surgery, library and thriving community centre. Cottenham boasts four public houses and various restaurants including an award-winning Indian restaurant.

Schooling is available nearby at Cottenham Primary School and Cottenham Village College. Cambridge is easily accessible with cycle paths back to the city and the Science/Business parks, a regular Citi 8 bus service and the A14 providing access to the M11 & A1 commuter roads. The Guided Busway can be accessed via the nearby villages of Histon and Oakington.

Tenure
Freehold

Services
Mains services connected include; gas, electricity, water and drainage.

Statutory Authorities
South Cambridgeshire District Council
Council tax band-G

Fixtures and Fittings
Unless specifically mentioned in these particulars all fixtures and fittings are expressly excluded from the sale of the freehold interest.

Viewing
Strictly by appointment through the vendor's sole agents, Redmayne Arnold and Harris

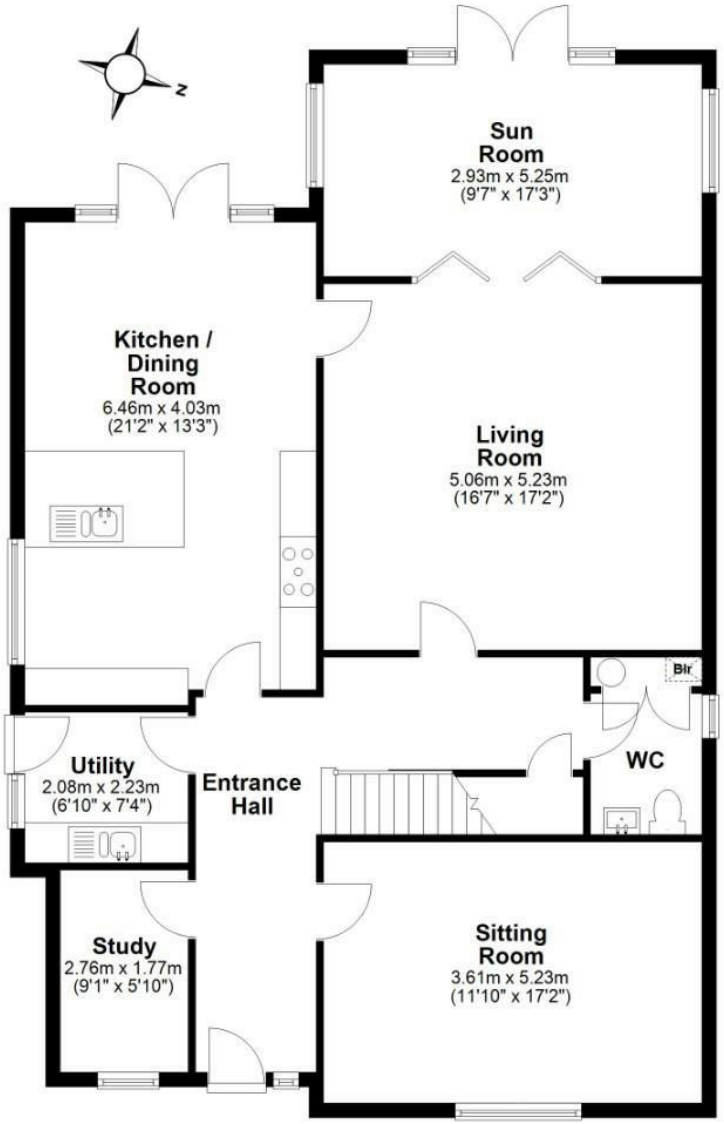






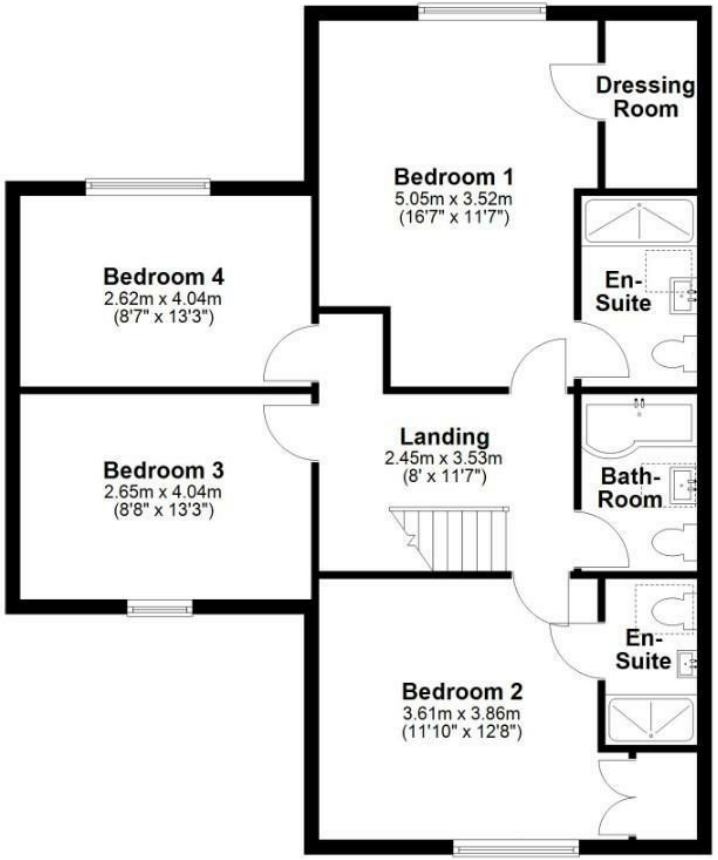
Ground Floor

Approx. 122.0 sq. metres (1313.5 sq. feet)

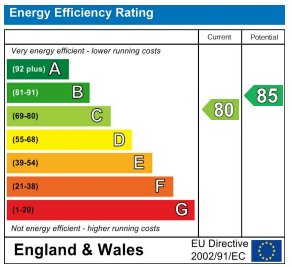


First Floor

Approx. 81.5 sq. metres (877.7 sq. feet)



Total area: approx. 203.6 sq. metres (2191.3 sq. feet)



These sales particulars do not constitute, nor constitute any part of, an offer or contract. If there is any matter which is of particular importance to you or if you wish to make an appointment to view please contact our office prior to undertaking travel. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.















